

CHAPTER 19.50

Special Yard Regulations

19.50.010 Intent.

The purpose of establishing special yard regulations is to ensure the quality appearance of the community. (Ord. 015-00; prior code 15.63)

19.50.020 Special yard requirements.

A. In any residential or commercial district where lots comprising fifty percent (50%) or more of the frontage on one side of the street between intersecting streets are developed with buildings having front yards with a variation of not more than ten (10) feet, the average front yard of such buildings shall be the minimum required. In transitional areas, a variance may be granted by approval of the City Council.

B. When a side yard is otherwise required by this Title, the side yard along the street side of a reverse corner lot shall be not less than the front yard requirement for the district in which the lot is located.

C. No part of a yard required for a building for the purpose of complying with the provisions of this Title shall be included as a yard for another building.

D. Cornices, canopies, chimneys, eaves, fire escapes and similar architectural features may extend into a required yard setback not more than two (2) feet. (Ord. 272-04; Ord. 232-03; Ord. 015-00)